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C--Architect-Engineer (A-E) services within the US Army Corps of Engineers - North Atlantic Division Boundaries (not including Europe)

General Information

Document Type: Presolicitation Notice
Solicitation Number: W912WJ-08-R-0005
Posted Date: Nov 20, 2007
Original Response Date: Jan 09, 2008
Current Response Date: Jan 09, 2008
Original Archive Date: Mar 09, 2008
Current Archive Date: Mar 09, 2008
Classification Code: C -- Architect and engineering services
Set Aside: N/A
Naics Code: 541330 -- Engineering Services

Contracting Office Address

US Army Engineer District, New England, 696 Virginia Road, Concord, MA 01742-2751

Description

Indefinite Delivery/Indefinite Quantity (IDIQ) Contract Primarily to be used for the design of National Museum of the US Army (NMUSA), Fort Belvoir, VA. 1. CONTRACT INFORMATION: Architect-Engineer (A-E) services are required for an Indefinite Delivery/Indefinite Quantity (IDIQ) contract to provide general architectural and engineering services within the US Army Corps of Engineers - North Atlantic Division Boundaries (not including

Europe). The IDIQ contract shall have a total contract value of \$ 12,000,000 and a term of 5 years. Work will be issued by negotiated firm-fixed price task orders. Primary use of the contract will be to design the National Museum of the United States Army (NMUSA) and provide associated architectural and engineering services. Design/A-E services for the NMUSA shall include, but not be limited to: site investigation, planning, program validation, survey, geotechnical analysis, engineering studies (including vehicular traffic), space planning, and design submissions; construction cost estimates at the preliminary (15%), concept (35%), development (65%), final (95%) and construction document (100%) level; construction phasing; and other engineering and construction phase services. Construction phase services may include, but not be limited to: preparation and review of operation and maintenance manuals, shop drawing and construction submittal reviews, site visits, and technical assistance. Other services for the NMUSA may include, but not be limited to: commissioning design and support, design of tenant improvements and support services, startup services, and general design assistance. This announcement is open to all businesses regardless of size. There will be an industry day in the Fort Belvoir area in early December 2007. More information will be provided on the location, date, and time via an amendment to this synopsis. Pre-registration will be required. This procurement will be conducted in 2 phases. From responses to this announcement, up to five firms will be selected to proceed to Phase 2 for further consideration; see Paragraph 4 for additional details. Selection of the successful A-E is expected by April 2008. If the selected firm is a large business concern, a Subcontracting Plan with the final fee proposal will be required, consistent with Section 806 (b) of PL 100-180, 95-907, and 99-661. Suggested target goals for consideration are: Small Business 51.2%; Small Disadvantaged Business 8.8%; Women-Owned Small Business 7.3%; HUBZone Small Business 3.1%; Service-Disabled Veteran-Owned Small Business 1.5%; and Veteran-Owned Small Business 1.0%. Prime contractor must submit a Subcontracting Plan that they feel is reasonable and attainable as well as challenging. The Subcontracting Plan will be negotiated between the prime contractor and the New England District (CENAE), with final approval by the U.S. Small Business Administration. The Subcontracting Plan is not required with this submittal but will be required with the fee proposal of the firm selected for negotiations. CENAE encourages all small businesses to participate as primes and to consider teaming with other businesses. The North American Industry Classification System (NAICS) Code to be used for this procurement is 541330. The size standard for this procurement is \$6,500,000 average annual receipts over the last 3 fiscal years. Award of the contract to the selected firm is anticipated in July 2008.

2. PROJECT INFORMATION: The following information is specific to the primary intended use of this contract - the NMUSA project. This IDIQ contract may be used to provide similar A-E services on other projects. The National Museum of the United States Army will be a 21st Century museum of excellence, recognized as a national and international visitor destination, which will be built at Fort Belvoir. The museum will honor the service and sacrifice of the Soldier, veteran, and the entire Army Family. The museum will engage, entertain, and educate visitors to the historic role of the Army in the development of the Nation and the current relationship of the Army to the people of this Nation, which will help ensure the continued growth of the Army into the future. In addition, the museum will inspire visitors and promote esprit de corps among Soldiers, preserve the legacy of the U.S. Army, ensure accurate and comprehensive portrayal of the Army's story, and serve as the capstone of the U.S. Army Museum System. The following project information is provided to give prospective offerors an indication of the scale of the project. This information is currently being validated and may be subject to change before initiating Phase 2 of the selection process. This project calls for the design of a new museum complex to support approximately 150,000 gross square feet (GSF) of internal spaces initially, with room to add up to 85,000 GSF in future phase(s). The project is expected to be located on a site of approximately 85 acres on land presently occupied by the Fort Belvoir North Post Golf Course. Under this contract, the A-E will be tasked with developing the master campus plan but only the initial phase

will be designed to 100%. The museum building may conceptually be divided into four sections: gallery areas, public areas, exterior program, and administrative areas. Gallery areas are the main internal visitor attractions of the museum. Public areas consist of access, circulation, service, education, catering, and retail space. Exterior program the initial phase includes a parade ground with permanent and temporary seating for several thousand people, a memorial garden, an amphitheater, a comfort station, and parking; future phases may include a gallery for macro objects, outdoor education and encampment area, temporary use stable, and expansion of the memorial garden. Lastly are the administrative areas, which provide working areas for the staff, and space for minor maintenance of exhibits and collections. The goals of the NMUSA identified above will be achieved through the display of the NMUSA's extensive collections and other sensory experiences that will accompany them. The design will specifically address involvement of the NMUSA's visitors by appealing to their emotions through the relation of stories of the service and sacrifice of the soldiers of the U.S. Army in a manner that truly engages the visitor. State-of-the-art communication links and audio-visual technology will be included in the project. The selected designer will work closely with the NMUSA staff, CENAE, and the exhibit designer (procured under a separate contract) throughout the planning and design of all facilities. The project may also include the re-design of portions of the North Post Golf Course to accommodate the NMUSA. The project includes architectural, landscape, and interior design; civil, structural, transportation/traffic, geotechnical, mechanical, and electrical engineering and design services; and the design for communication, fire protection, redundant power and information systems, and also access control and intrusion detection systems (IDS). Design of the NMUSA will need to meet the sustainable design standard of LEED Silver and be in compliance with Department of Defense Anti-terrorism/Force Protection (AT/FP) standards. Access for the handicapped must be provided in accordance with the Americans with Disabilities Act. Comprehensive interior design services are required. Construction cost estimates will be prepared using the U.S. Army Corps of Engineers Micro-Computer Aided Cost Engineering System (M-CACES) (software provided by Government). Specifications will be produced using Uniform Facilities Guide Specifications. Use of Computer-Aided Design (CAD) and Building Information Modeling (BIM) technologies are mandatory. All CAD files shall be fully compatible with either AutoCAD 2007 or MicroStation V8. All BIM models shall be developed using Autodesk Revit 9.0, AutoCAD Architectural Desktop 2007, or Bentley Architecture V8. Estimated Construction Cost of the initial phase of the project (not including exhibits) is between 100 and 150 million dollars. While the ordering period for the IDIQ contract is 5 years, the estimated duration for specific design requirements for the NMUSA project is 18 months.

3. SELECTION CRITERIA: This contract is being procured in accordance with the Brooks Architect-Engineers Act as implemented in FAR Subpart 36.6. Firms will be selected for negotiations based on demonstrated competence and qualifications for the required work. The selection criteria are listed below in descending order of importance (first by major criterion and then by each sub-criterion). Criteria (a) through (f) are primary. Criteria (g) through (i) are secondary and will only be used as tiebreakers between technically equal firms.

- a. Specialized experience and technical competence of the firm and consultants in:
 - (1) The design of large museums or other public access campus-type facilities similar to this size, scope and complexity.
 - (2) The design of innovative and architecturally significant facilities.
 - (3) Working with museum exhibit designers in a non-contractual relationship to create a cohesive museum experience effectively integrating building and exhibit components.
 - (4) The design of facilities that effectively and efficiently utilize the landscape and topography, harmoniously integrating the structures and exterior elements.
 - (5) The design of facilities with highly complex and innovative audio-visual and graphic display and other sensory components.
 - (6) Energy conservation, pollution prevention, waste reduction, LEED evaluations and designs, and the use of recovered materials.
 - (7) The design of facilities with a requirement for highly reliable, redundant utility (e.g., HVAC, electrical, and security) systems of

a size equivalent to this facility. (8) The design and integration of extensive, robust, internal communication networks into building systems architecture. (9) The use of Department of Defense anti-terrorism/force protection (AT/FP) design criteria and construction standards. (10) The use of special foundation designs for unusual loading conditions. b. Qualified personnel in the following key disciplines that are required to be registered and licensed are: project management; architecture; landscape architecture; mechanical, electrical, fire protection, structural, civil, transportation, traffic, environmental, and communications engineering; and land surveying. Other key disciplines from the following fields shall also be presented: museum planning, interior design, golf course design, acoustical design, lighting design, security analyses and design, information technology, audio-visual design, plumbing layout, cost estimating, and other required specialty support disciplines. Project manager shall have 10 years of experience managing projects and a minimum of 3 years as a project manager on work that is similar in nature and scope as work required for the NMUSA project. Lead Architect shall have at least 10 years of experience as a lead architect and have at least 5 years of experience on work that is similar in nature and scope as work required for the NMUSA project. The evaluation of these disciplines will consider education, training, overall and relevant experience, and longevity with the firm. c. Work management: A proposed management plan shall be presented that includes an organization chart and briefly addresses the designer's management and philosophical approach for executing this project including: team organization, quality control procedures, cost control, coordination of in-house disciplines and consultants, and prior experience of the prime firm and any of their significant consultants on similar projects. The SF330 shall clearly indicate the primary office where the work will be performed and the staffing at this office. d. Past performance on Department of Defense (DOD), other government, and comparable contracts with respect to quality of work, cost control, compliance with performance schedules, ability to manage subcontractors, customer-oriented approach to project delivery, and positive references from customers. e. Availability of an adequate number of personnel in key disciplines to meet project objectives. f. Knowledge of the locality of the project including geologic features, environmental conditions, climatic conditions, local construction methods, and obtaining permits. g. Extent of participation of small business concerns including: Women-Owned Small Businesses, Small Disadvantaged Businesses, HUBZone Small Businesses, Service Disabled Veteran-Owned Small Businesses, Veteran-Owned Small Businesses, historically black colleges and universities, and minority institutions. This will be measured as a percentage of the total anticipated contract effort, regardless of whether the small business concern is a prime contractor, sub-contractor, or joint venture partner; the greater the participation the greater the consideration. h. Location of designer in the general geographical area of the project. i. Volume of DOD contract awards in the last 12 months. 4. SPECIAL SELECTION PROCESS: If there are a large number of interested firms, a Pre-selection Board may be utilized. The Pre-selection Board, if used, will review and evaluate the SF330s and send a list of the most qualified firms to the Selection Board for further evaluation. If necessary, the Selection Board may select multiple submissions for in-person interviews prior to developing the short list. The Selection Board will recommend to the Selection Authority a short list of up to five (5) firms to participate in Phase 2. During Phase 2, the short-listed firms will be provided with an on-site Architectural Brief of the project requirements for the NMUSA campus at which time a question and answer session will be conducted. Approximately three weeks following the Architectural Brief, the short-listed firms will be given up to two hours each to provide a presentation that reflects their understanding of the project, explains their proposed management strategy, and describes their conceptual and philosophical approach for executing the design of the NMUSA project in accordance with specified criteria. Each two-hour time block includes time for questions from the selection board. To facilitate the explanation of the A-E's design approach to the NMUSA project, the A-E will be required to provide their proposed architectural concept for the NMUSA in accordance with the following: 1) illustrative site plan at least 1 inch = 300 feet scale - color rendered; 2) floor plans

at 1/8 inch = 1 foot scale - black & white; 3) exterior perspective of building from eye level - color rendered; 4) one supplemental sketch of the firm's choice that facilitates their explanation of their conceptual approach. The A-E's submission shall fit on three 30 inch by 40 inch presentation surfaces mounted on rigid board for display on an easel (to be provided). The A-E may also provide a booklet to support and clarify their design intent for their architectural concept. Booklet is limited to a maximum of 10 pages, 8 1/2 inch x 11 inch, 3 of which may be 11 inch x 17 inch foldouts. The A-E may not submit supplemental architectural information (e.g., additional drawings, documents, or alternative media) beyond that specified herein. Stipends will not be provided. Final selection will then be made by the Selection Board based upon both the information provided by the short-listed firms in Phase 2 as well as the information contained in their SF 330s. Upon selection, negotiation, and award of the IDIQ contract, a detailed scope of work for the NMUSA project will be provided to the selected firm for negotiation and award as the first task order under the IDIQ contract.

5. SUBMISSION REQUIREMENTS: Interested firms with the ability to perform this work must submit Parts I and II of the SF 330 for the prime firm (or joint venture). Part II of the SF 330 must also be submitted for each consultant. Please note that a separate Part II is required for each branch office of the prime firm and any subcontractors that will have a key role in the proposed contract. Submissions must be made to: US Army Corps of Engineers, New England District, 696 Virginia Road, Concord, MA 01742-2751, ATTN: Rachael Raposa, not later than the close of business on January 9, 2008. Include the firm's DUNS number on the SF 330, Part I, Block B. On the SF 330, Part I, Block C, provide the DUNS number for each consultant. On the SF 330, Part I, Block F, example projects shall be listed in order of relevance to this project; three supplemental pages (up to 11 inch x 17 inch, single-sided) may be provided to present graphics/photos from each project. In the SF 330, Part I, Block F, Box 24, provide the following information for each project: month/year design started and completed; total contract value of the A-E's work; physical size of the designed facility (gross square feet and acreage); and construction cost. In the SF 330, Part I, Section H, provide the A-E's proposed management plan for this contract including estimated percentage of involvement of each firm on the proposed team. In the SF 330, Part I, Section H, the A-E may also provide documentation to support past performance selection criteria, including how the firm's design solutions overcame architectural and engineering challenges. Copies of applicable certificates and/or awards may also be provided. Please submit an original and five copies of all submissions. The SF 330, Part I, shall have a page limit of 125 pages, including no more than 45 pages for Section H. A page is defined as one side of an 8 1/2 inch by 11 inch sheet unless otherwise noted. Font size shall not be less than 10 font and margins shall not be less than one inch (for any additional pages). The New England District does not retain SF 330 Part IIs on file. In order to comply with the Debt Collection Improvement Act of 1996, all contractors must be registered in the Central Contractor Registration (CCR) to be considered for award of a Federal contract. Information regarding registration can be obtained online at www.ccr.gov. Facsimile transmissions will not be accepted. Solicitation packages are not provided. This is not a request for proposal. Personal visits for the purpose of discussing this announcement prior to the closing date of this announcement will not be entertained or scheduled. However, questions may be directed to the point of contact for this announcement. Point of Contact Rachael Raposa, 978-318-8249, Email your questions to US Army Engineer District, New England at rachael.raposa@usace.army.mil.

Point of Contact

Rachael Raposa, 978-318-8249

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